

**SCOTTSDALE RANCH COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS' MEETING**

**Tuesday, August 27, 2024**

Held in person and via Zoom

Scottsdale Ranch Community Association  
10585 N. 100th Street, Scottsdale, AZ 85258

**Members**

<b>Present:</b>	Matt Metz	President
	David Specht	Vice President
	Mike Breslin	Treasurer
	Ron Auerbach	Director (via Zoom)
	Larry Schmalz	Director
	Nina Munson	Secretary (in at 4:40 pm)

**Members**

<b>Absent:</b>	Louba Rapoport	Director
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**Staff Present:**

Kathe Barnes	Executive Director
Kathy Diab	Homeowner Liaison

**Others Present:**

Rita Murray	10348 N. 104 <sup>th</sup> Way (via Zoom)
Ken Leak	10473 E. Gold Dust Cir. (via Zoom)
Richard Lavender	10535 E. Cochise Ave. (via Zoom)
Michele Holzman	10431 N. 105 <sup>th</sup> Way (via Zoom)
Carolyn Wheelock	9795 E. Ironwood Dr.
Anthony Torino	9975 E. Ironwood Dr.
Phil Beck	10459 E. Cannon Dr.
Michele Mullane	9818 E. Ironwood Dr.
Stephen Braun	9724 E. San Salvador
Shirley Fetter	10638 E. Arabian Park Dr.
Judy Walker	10103 N. 106 <sup>th</sup> Pl
Ted Schwarz	9720 E. Gold Dust Ave
Larry & Debbie Harlan	10057 N. 96 <sup>th</sup> Way
Ellen Blum	10353 N. 99 <sup>th</sup> St
Paul MacDougall	10080 E. Mtn View Lake Dr. #166 (via Zoom)

**Call to Order:**

Matt Metz called the open meeting to order at 4:30 p.m. and called the roll of the Directors. A quorum of Directors was present.

**Approval of**

**Minutes:**

**MOTION:** It was moved and seconded to approve the minutes of:  
June 25, 2024, Open Session meeting  
June 25, 2024, Executive Session meeting  
Motion passed. Larry Schmalz abstained.

**HOMEOWNERS'  
FORUM:**

Mr. Beck discussed the problem with fishing at the area adjacent to the Scottsdale Ranch Park. He requested that we stop allowing people to fish there because of the danger to ducks and other animals with the hooks and lines being left behind.

**PRESIDENT'S REPORT:** None

**ACTION ITEMS:**

**APPEALS:** Surveillance Equipment/Cameras

After review and discussion, it was determined that exterior camera rules should be more generous and be allowed to see the same things as people walking by on sidewalks or driving by in their cars. But at the same time, following the state and federal laws.

**MOTION:** It was moved and seconded to adopt the modifications to the Architectural Guidelines and give an amnesty period until the end of the year for camera submittals without fines.

1. The Architectural Committee will review requests for the installation of surveillance equipment and cameras on aesthetic bases only.
2. Cameras and any other surveillance equipment shall be reasonable in size and number, as determined in the sole discretion of the Architectural Committee.
3. Whenever possible, cameras and other surveillance equipment shall be placed in the least intrusive or visible location. Applications shall include information showing where all cameras or other surveillance equipment will be placed.
4. Cameras and any other surveillance equipment shall be in colors compatible with the colors already on the home or be a neutral color.
5. The applicant is responsible for complying with all relevant laws concerning use of the cameras and equipment and other individuals' rights to privacy.
6. As a condition of approval, the applicant will be required to sign an affidavit agreeing to comply with all relevant laws regarding use of the cameras and equipment and agreeing to defend and indemnify the Association against any and all claims or allegations of other individuals relating to the installation of the cameras or other surveillance equipment.
7. Doorbell cameras do not require approval from the Architectural Committee so long as they are placed in the same location as the existing doorbell.

Motion passed.

**9975 E. Ironwood security camera appeal**

The appeal was withdrawn.

**10057 N. 96<sup>th</sup> Way steps appeal**

The Harlans appealed the ARC decision that the steps were out of compliance of what was approved by the Architectural Committee.

**MOTION:** It was moved and seconded to reverse the denial of the steps and allow to remain as is.

Motion passed. Matt Metz and Ron Auerbach recused themselves.

**Finance:**

**Financials**

**MOTION:** It was moved and seconded to accept the June, July 2024 Financials.

Motion passed.

**Management Operations:**

**Heritage Village IV**

The Heritage Village IV HOA requested approval for changes to their CC&Rs regarding a resale disclosure fee.

**MOTION:** It was moved and seconded to approve the CC&R amendment as follows:

Proposed Article V, Section 5 revision

Section 5. Capital Preservation Fee Assessment. In addition to all other assessments, each owner, upon acquiring a Lot, shall pay to the Association a Capital Preservation Fee Assessment. This Capital Preservation Fee Assessment is distinct from the resale disclosure fee authorized by ARS §33-1806. The Capital Preservation Fee Assessment shall be equal to the Associations current annual assessments and shall not be considered a prepayment of any other assessments owed. The Association shall use funds collected from the Capital Preservation Fee Assessment to help fund the reserves of the Association. All of the expenditures of the Capital Preservation Fee Assessment shall be deemed to touch and concern the land, which is appurtenant to the title of each and every lot in the association.

Motion passed.

**Entryway sign update**

Kathe Barnes gave the Board an update of the bids from all of the vendors. It was decided that Kathe and Ron will meet with the vendors and discuss project management with Greey Pickett and bring back to the board for a final decision.

**Committee Reports:**

**Architectural** –The new Security camera language will be updated in the ARC rules and the Affidavit for Security camera submittals implemented.

**Communications** – Had their meeting in July.

**Community Leadership** – Luncheon with City of Scottsdale on their Shade & Tree and Heat Mitigation plans scheduled for October 28, 2024.

**Finance** – Nothing new to report.

**Governmental** – Nothing new to report.

**Lake** – Additional fish condos were put in the lake. An algae treatment and dye will be put in the lake.

**Social** – Fall events are going to begin in October. A fall dinner event is scheduled for residents.

**New**

**Business:**

Fishing at the park was addressed and will be reviewed by the lake committee.

**Adjournment:**

**MOTION:** It was moved and seconded to adjourn the regular meeting at 6:14 p.m.  
Motion passed.